



Order Filed on September 4,
2018 by Clerk U.S. Bankruptcy
Court District of New Jersey

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Denise Carlon, Esquire

KML Law Group, P.C.

216 Haddon Avenue, Suite 406

Westmont, NJ 08108

Main Phone: 609-250-0700

dcarlon@kmllawgroup.com

Attorneys for Secured Creditor

DEUTSCHE BANK TRUST COMPANY AMERICAS,

AS TRUSTEE FOR RESIDENTIAL ACCREDIT

LOANS, INC., MORTGAGE ASSET-BACKED PASS-

THROUGH CERTIFICATES, SERIES 2005-QA6

In Re:

Emanuel Delvalle,

Debtor.

Case No.: 17-30701 JKS

Adv. No.:

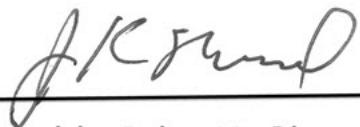
Hearing Date: 8/28/18 @ 11:00 a.m.

Judge: John K. Sherwood

ORDER VACATING AUTOMATIC STAY

The relief set forth on the following pages, numbered two (2) through two (2) is hereby
ORDERED.

**DATED: September 4,
2018**



Honorable John K. Sherwood
United States Bankruptcy Court

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Debtor: Emanuel Delvalle

Case No: 17-30701 JKS

Caption of Order: ORDER VACATING AUTOMATIC STAY

This matter having been brought before the Court by Debtor Emanuel Delvalle on shorteneend time, Daniel Kohn, Esquire appearing, upon a motion to reimpose the automatic stay as to real property known as **277 James Street, Hackensack, NJ, 07601**, and this Court having considered the representations of attorneys for Debtor and KML Law Group, P.C., attorneys for Secured Creditor, Deutsche Bank Trust Company Americas, As Trustee for Residential Accredit Loans Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QA6, Denise Carlon appearing, and it appearing that notice of said motion was properly served upon all parties concerned, and for good cause having been shown

It is **ORDERED, ADJUDGED and DECREED** that Debtor failed to comply with all terms of the Court's Order Temporarily Reinstating the Stay entered on July 28, 2018;

It is **ORDERED, ADJUDGED and DECREED** that the Debtor's motion to reinstate the automatic stay as to the subject property is hereby denied; and

It is **ORDERED, ADJUDGED and DECREED** that the automatic stay as to 277 James Street is hereby vacated to permit Secured Creditor to institute or resume and prosecute to conclusion one or more actions in the courts of appropriate jurisdiction to pursued its rights in the collateral; and

It is further **ORDERED, ADJUDGED and DECREED** that Secured Creditor, its successors or assigns, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives. Additionally, any purchaser of the property at Sheriff's Sale or their assign, may take any legal action for enforcement of its right to possession of the property; and

It is further **ORDERED, ADJUDGED and DECREED** that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the bankruptcy code.